

Meridean Signature Homes

STANDARD FEATURES

INTERIOR

- Luxury vinyl plank flooring on the first floor and second floor hallway
- Linear fireplace in great room with floating mantle
- Oak stairs
- Crown molding throughout first floor
- 6" Craftsman style baseboard molding
- 4" Craftsman style 5-panel doors and window casing
- Tile in baths and laundry room
- Carpet in second floor bedrooms

KITCHEN

- Quartz countertops
- Stacked cabinets to ceiling in kitchen and pantry
- Crown molding
- Soft close doors and drawers
- Dovetail drawer boxes
- Garbage disposal with countertop air switch
- Stainless steel separate 5-burner cooktop, dishwasher, and microwave/oven combo
- Large walk-in pantry with cabinets and prep sink

BATHROOMS

- Tile to ceiling shower in master bathroom
- Ceramic tile flooring
- Moen matte black plumbing fixtures
- Comfort height toilets with soft close lids
- Quartz countertops in master bathroom
- Quartz countertops in secondary bathrooms
- Tile to ceiling in all showers/tubs

WARRANTY AND QUALITY ASSURANCE

- Orientation walk-through approximately 2 weeks prior to closing
- Closing day walk-through on closing day or day before
- 1-year builder warranty including workmanship and material defects
- Appliances subject to manufacturer's warranty

EXTERIOR

- Architectural roof shingles (main roof area)
- Tabby shell stucco coating on CMU block
- Fiber-cement siding with Sherwin Williams super paint (exterior and interior)
- 6" gutters
- Fully landscaped yard with sod, foundation plants, and full irrigation

STRUCTURAL FRAMING

- Integrated water and air resistive barrier
- Sub flooring nailed and glued for a noise-free, superior-strength subfloor that is moisture-resistant
- 9-foot ceilings standard on first and second floors
- Synthetic roofing underlayment

ENERGY

- Low E windows throughout
- Heat pumps with each floor on dedicated zone and programmable thermostat
- LED lighting throughout
- Third Party energy rating and blower door test on each home
- R15 walls, R38 ceiling insulation

